

DRAFT MEETING MINUTES

REGULAR MEETING OF THE
CITY OF ALAMEDA PLANNING BOARD
MONDAY, JUNE 13, 2011
7: 00 p.m.

1. CONVENE: **7:07 p.m.**
2. FLAG SALUTE: Board member Zuppan
3. ROLL CALL: President Ezzy Ashcraft, board members Burton, Henneberry, and Zuppan.

Absent: Vice-President Autorino and Board member Kohlstrand

4. MINUTES: Minutes from the Regular meeting of March 14, 2011
 Continued-Lack of Quorum
 Minutes from the Special meeting of March 28, 2011
 Continued-Lack of Quorum
 Minutes from the meeting of April 25, 2011
 Continued-Lack of Quorum

Ms Goldstein, Alameda resident, stated that she noted the omission of the fact that a petition with 40 signatures from the meeting minutes of March 28, 201.

President Ezzy-Ashcraft stated that the petition was attached to the staff report.

President Ezzy-Ashcraft introduced the new board members David Burton and Mike Henneberry, who are replacing Patrick Lynch and Eric Ibsen.

Both new members described their professional background and thanked the community for the opportunity to serve on the board.

5. AGENDA CHANGES AND DISCUSSION: **None.**

6. STAFF COMMUNICATIONS:

Written Report

6-A Future Agendas

Margaret Kavanaugh-Lynch, Planning Services Manager, presented an overview of future projects coming before the Planning Board.

President Ezzy-Ashcraft announced that on 7/25/2011 the Board will receive a presentation by the group "Bay Rising" and that the Planning Board will have a the Harbor Bay Village IV – Gold Course scoping and Encinal Master Plan workshop at some future date this summer. The Housing Element and General Plan updates would come before the board in late Fall.

6-B Zoning Administrator Report
Meeting of 5/3/2011-Canceled
Meeting of 5/17/2011-Canceled
Meeting of 6/7/2011-Canceled

President Ezzy-Ashcraft asked when the next meeting would be held.

Margaret Kavanaugh-Lynch stated that the next meeting would be held on June 14, 2011 for a scoping session for the North Park Street Form-based codes EIR.

6-C Design Review Approvals 6/7/2011

President Ezzy-Ashcraft asked for clarification on when the approval dates for Design Reviews are shown on the attached form.

Margaret Kavanaugh-Lynch explained the new Design Review approval process, timing, and explained the form. Approval dates now coincide with the Zoning Administrator dates and the Planning Board would have an opportunity to call projects up for review during the 10-day appeal period.

6-D Lawrence Berkeley National Lab (LBNL) second campus at Alameda Point update.

Andrew Thomas, Planning Services Manager, described the efforts currently underway regarding the LBNL proposal. The City of Alameda is trying to attract the LBNL second campus to the City of Alameda, Alameda Point. Staff anticipates that the second campus would be a significant employer and economic development factor for the west end of Alameda. He then elaborated on the partners, project timeline, and announced that the City will hold a BBQ at the Alameda Point Theatre on July 13, 2011 so that the LBNL decision makers can come meet the community members. He asked that the Alameda community come help the BBQ effort.

Board member Henneberry asked if Andrew Thomas knew whether the other sites are offering land for free.

Andrew Thomas stated that he did not know if the other proposals did, as their information is all confidential.

7. ORAL COMMUNICATIONS:

None.

8. CONSENT CALENDAR:

8-A Development Agreement Review – PLN10-0133 – Harbor Bay Business Park Association and Harbor Bay Isle Associates. Review of Development Agreement DA89-01, for the period through April 4, 2011, as required under Zoning Ordinance Section 30-95.1.

Motion to accept the development agreement review made by board member Zuppan and seconded by board member Burton. Motion passes 4-0.

9. REGULAR AGENDA ITEMS:

9-A Tentative Parcel Map – PLN11-0077 – 2601 to 2901 Harbor Bay Parkway Alameda Waterfront Development Investors I, LLC c/o SRM Associates. The applicant requests approval of a Tentative Parcel Map for the construction of four previously approved office buildings on approximately 11 acres. The site is located within the Harbor Bay Business Park.

Andrew Thomas, Planning Services Manager, described the project that had been approved by the Planning Board in late 2010 and summarized the need for the Tentative Parcel Map.

Mr Joe Ernst, SRM Associates, described the company and current efforts of development in Alameda Harbor Bay Business Park.

President Ezzy-Ashcraft summarized the ground-breaking events and elaborated on the project and VF Outdoors.

Motion to approve the tentative map made by board member Zuppan and seconded by board member Henneberry. Motion approved 4-0.

9-B PLN11-0064 – Taeyong Lee – 1241 Park Street. The applicant seeks approval for the sale of alcoholic beverages. This Use Permit is required in order to reinstate licensing with the California Department of Alcoholic Beverage Control. Pursuant to AMC 30-4.9.A.c.II a.

Margaret Kavanaugh-Lynch, Planning Services Manager, described the project.

Mr. Rob Ratto, Executive Director Park Street Business Association, supported the project and urged the board to approve the Use Permit.

President Ezzy-Ashcraft stated that she visited the nice, clean, organized, well-cared for market. She also stated that she contacted Chief Noonan and his staff returned her phone call and urged the concerned residents bothered by the Fire Den's visitors to call the police department immediately.

Motion to approve the Use Permit made by board member Henneberry and seconded by board member Burton. Motion approved 4-0.

9-C Discussion on Revised North Park Street Map

Margaret Kavanaugh-Lynch, Planning Services Manager, explained that this workshop would give the community opportunity to provide input on the revised map as included in the packet. She then explained the map's changes.

Board member Henneberry asked what is occurring with the car lot on the left-hand site on the corner of Blanding and Park Street.

Margaret Kavanaugh-Lynch stated she is unaware of any proposals for this site at this time.

Mr. Dick Rutter, Alameda resident, spoke about the Wedge neighborhood, its historic agricultural, residential and commercial development. Much of this neighborhood has retained its original architecture. He supports keeping existing residential uses as only residential, instead of Mixed Use as currently designated. He supports keeping the existing automotive related businesses in that location to support the island automotive needs.

Mr. Rob Ratto, Executive Director Park Street Business Association, he supports the staff report and proposed form-based codes. He would like to see the parking lots be maintained to accommodate parking in that area. He does not support Alameda Architectural Preservation Society's recommendations for the intersection of Clement Avenue and Eagle Street.

Ms Melanie Wartenberg, Wedge neighborhood resident, is concerned about preserving the historic character of the neighborhood and preserving the integrity of the residential uses in the neighborhood. She noted that the 2413-2425 Eagle Avenue should be categorized as residential structures with residential uses on the proposed map.

Ms Janice Miles, Wedge neighborhood resident, she supports rezoning all residences in the 2500 block of Eagle Avenue as residential as suggested by Alameda Architectural Preservation Society.

Ms Dorey Miles, Wedge neighborhood resident, also supports Alameda Architectural Preservation Society suggestions. She disagrees with the Planning staff recommendation that site 13 be mixed use. She would like to see that this site be designated as residential. She would like to see 2400 block on Eagle Avenue and 1800 block on Blanding Avenue carry a residential designation. She supports the truck route continuing through Clement Avenue.

Mr. Christopher Buckley, Alameda Architectural Preservation Society representative, discussed the comments made in the letter submitted to the board at the hearing. He suggested that three areas should be changed to 'residential neighborhood' to promote residential rehabilitation: Pacific Avenue between Park and Oak St, 2400 block of Eagle Avenue and 13 parcels along Everett Street. In addition, Alameda Architectural Preservation Society suggests diverting truck traffic along Blanding Avenue opposed to Clement Avenue and recommends changing 2434 Clement and 1915 Everett to residential. Finally, he recommends taking a careful look at proposed uses for mixed use neighborhoods for compatibility with residential uses.

Mr. Vincent Wu, local business owner, urges the board to designate the block by Oak Street and Pacific Avenue as mixed use, not as residential uses.

President Ezzy-Ashcraft closed the public comment session and summarized the public

comments and asked staff about the status of the designation of the truck route on Clement.

Mr. Andrew Thomas, Planning Services Manager, explained the transportation plan and truck route designation process and considerations on rerouting the Clement Avenue truck route.

Board member Burton stated that revitalization of the northern Park Street area is paramount, and recommended to not parcelize the designations for blocks between mixed use and residential. He stated that having a mixed-use designation would allow to attract businesses. He supported staff recommendations.

Board member Zuppan asked for clarification on the recommendations for parking located behind structures, whether an analysis had been done that she could review.

Margaret Kavanaugh-Lynch, Planning Services Manager, stated that the new parking ordinance allows for shared parking lot uses, which could be applied in this area.

Board member Burton questioned whether parcel 16 (car wash) could be reverted to a residential use, given its location along Tilden and its high levels of traffic.

Board member Zuppan appreciates the community's comments and she supports the form-based code as it would regulate the form of the neighborhood, but she is concerned about parcelizing the designations as it may inhibit the flexibility for future development.

President Ezzy-Ashcraft asked for clarification on the Eagle Avenue parcels.

Margaret Kavanaugh-Lynch and Andrew Thomas explained the slight differences between the residential and mixed uses designations and that the form-based code would essentially make the use invisible, not alter the structure in such a way that the structure would not fit into the residential feel of the neighborhood.

President Ezzy-Ashcraft asked that the future plan include assurances that the Wedge neighborhood maintained and not find itself in decline as a side effect of the form-based plan.

Margaret Kavanaugh-Lynch announced that the a scoping session was scheduled for the next week to discuss the environmental impacts that would be analyzed in the Environmental Impact Report that would be conducted for the adoption of the form-based code. Andrew Thomas suggested attending the scoping session to provide comments on what should be analyzed.

President Ezzy-Ashcraft asked what the timeline was for the adoption of the form-based code.

Andrew Thomas explained the scheduled project timeline for adoption, which would likely return to the planning board by late September. Margaret Kavanaugh-Lynch stated that both Planning Services Managers are working closely together on this project and that she

is focusing on the Zoning amendments. She would be happy to discuss any concerns with the residents and business owners.

10. WRITTEN COMMUNICATIONS: None.

11. BOARD COMMUNICATIONS:

President Ezzy-Ashcraft presented proclamations thanking the former board members Eric Ibsen, Patrick Lynch, and Patrick Wallis for their services on the Planning Board. Patrick Wallis accepted his proclamation and thanked the City for the opportunity to serve.

Board member Zuppan updated the board on the Webster Street Visioning Association. She stated that the group had decided to focus on high-impact items that were yet to be prioritized and announced at a later date.

Andrew Thomas stated that a Sustainability Workshop for Alameda Point was slated for the next day. He encouraged all to attend.

12. ADJOURNMENT: 9:33 pm